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DEPARTMENT OF PLANNING
STAFF REPORT

BOARD OF SUPERVISORS PUBLIC HEARING

DATE OF HEARING: May 10, 2010

SPEX 2009-0030 / CMPT 2009-0009, CWS Exit 5 - Claiborne Parkway-Dulles Greenway

DECISION DEADLINE: May 18, 2010

ELECTION DISTRICT: Dulles PROJECT PLANNER: Van Armstrong

EXECUTIVE SUMMARY

Community Wireless Structures, LLC of Arlington, Virginia, has submitted applications for a Special Exception and Commission approval to permit the construction of a telecommunications monopole facility consisting of a 150-foot monopole with an additional 5-foot lightning rod, and associated equipment shelters, on a portion of the property owned by Toll Road Investors Partnership II LP. The entire subject property is located in the following zoning districts: AR-1 (Agricultural Rural-1), JLMA-20 (Joint Land Management Area-20), PD-GI (Planned Development-General Industry), PD-H3 (Planned Development-Housing), PD-H4 (Planned Development-Housing), PD-IP (Planned Development-Industrial Park), PD-OP (Planned Development-Office Park), PD-TRC (Planned Development-Transit Related Center), R-1 (Single Family Residential), R-16 (Townhouse/Multifamily Residential), Town (Town of Leesburg), and TR-10 (Transitional Residential-10). Portions of the property are located within: the Route 28 Taxing District; the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60, between the Ldn 60-65, and within the Ldn 65 or higher aircraft noise contours; the FOD (Floodplain Overlay District); and the QN (Quarry Notification) Overlay District-Loudoun Note Area. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 5-618(B)(2) and requires a Commission Permit in accordance with Sections 5-618(B)(3) and 6-1101.

The specific area subject to this special exception and commission permit request is the southeast quadrant of the Exit 5 interchange of the Dulles Greenway (Route 267), at Claiborne Parkway (Route 901), Ashburn, Virginia, in the Dulles Election District. This specific area is zoned PD-H3 (Planned Development Housing), and is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designates this area for Business uses.

RECOMMENDATION

Planning Commission

The Commission voted 8-0-1 (Commissioner Syska absent) approving the Commission Permit and forwarded the application to the Board for ratification. The Commission voted 8-0-1 to recommend that the Board of Supervisors approve the Special Exception, subject to the Conditions of Approval dated March 19, 2010, and based on the Findings included in this staff report.

Staff

Staff finds that the application is in general conformance with the policies outlined in the Revised General Plan and the Strategic Land Use Plan for Telecommunications Facilities, and concurs with the Commission's recommendation. The applicant is in agreement with the Conditions of Approval, which have been reviewed and approved by the County Attorney.

SUGGESTED MOTIONS

1. I move that the Board of Supervisors forward SPEX 2009-0030 and CMPT 2009-0009 – CWS Exit 5 – Claiborne Parkway-Dulles Greenway – to the May 18, 2010 Business Meeting for action.

OR,

- 2.a. I move that the Board of Supervisors suspends the rules;

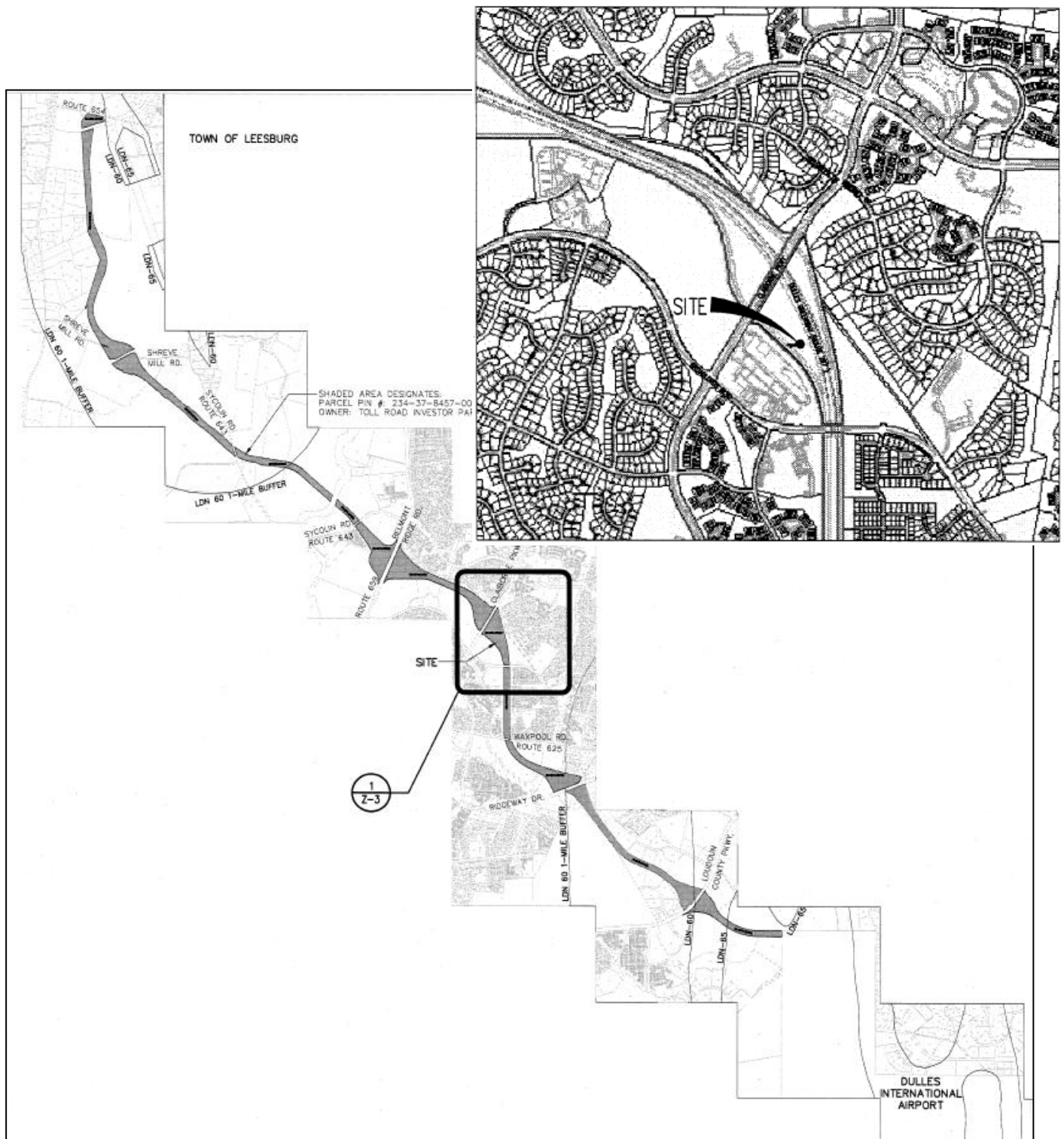
AND,

- 2.b. I move that the Board of Supervisors ratify the Planning Commission approval of CMPT 2009-0009 and approve SPEX 2009-0030 – CWS Exit 5 – Claiborne Parkway-Dulles Greenway – subject to the Conditions of Approval dated March 19, 2010 and based on the Findings contained in the May 10, 2010 Staff Report.

OR,

3. I move an alternate motion.

VICINITY MAP



Directions: From Leesburg, proceed east on the Dulles Greenway to Exit 5, Claiborne Parkway. The monopole and compound is proposed to be in the southeast quadrant of the interchange.

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I. APPLICATION INFORMATION

APPLICANT: Community Wireless Structures, LLC
Thomas A. Murray
2800 Shirlington Road, Suite 960
Arlington, VA 22206
703-845-1971

PROPERTY OWNER: Toll Road Investors Partnership II LP
Tom Sines, CEO
45305 Catalina Court, Suite 102
Sterling, VA 20166
703-707-9096

REPRESENTATIVES: Donohue & Stearns PLC
Ed Donohue
801 North Fairfax Street, Suite 209
Alexandria, VA 22314
703-549-1123 Ext. 102
Ed.donohue@donohuestearns.com

PROPOSAL: A Special Exception and Commission Permit to construct a 150-foot monopole with five-foot lightning rod and ground equipment at Exit 5 of the Dulles Greenway.

The application was accepted for processing on November 4, 2009.

LOCATION: Exit 5 eastbound ramp of the Dulles Greenway at Claiborne Parkway, Ashburn, VA.

ZONING: Collectively, the entire subject parcel is zoned AR-1, JLMA-20, PDH3, PDH4, PDIP, PDOP, PDTRC, R-1, R-16, Town and TR-10. Zoning in the area of the parcel specific to the telecommunication facility is PDH3.

TAX MAP/PARCEL: Tax Map - /60/////7BTR1 MCPI - 234-37-8457

PROPOSED RESIDENTIAL UNITS: n/a

PROPOSED NON-RES SQUARE FOOTAGE: n/a

SURROUNDING LAND USES/ZONING:

	<u>ZONING</u>	<u>PLANNED</u>	<u>EXISTING</u>
NORTH	PD-H4	Residential	Dulles Greenway/Residential
SOUTH	PD-H3	Business	Commercial
EAST	PD-H3/PD-H4	Business/Residential	Dulles Greenway/Residential
WEST	PD-H3	Business / Residential	Commercial

ELECTION DISTRICT: Catoctin and Dulles (subject site is in Dulles)

II. SUMMARY OF DISCUSSION

Topic/ Issue Area	Issues Examined and Status
Land Use	No tall structures exist in the vicinity for co-location; new construction is justified. NO ISSUE.
	Design conforms to Policy, similar to those already along Greenway. NO ISSUE.
	Condition color, texture, materials, screening. NO ISSUE – See Condition #1.
	Type 3 landscape buffer waiver is supported; use of existing vegetation more appropriate; Condition long-term maintenance. NO ISSUE – See Condition #4.
Zoning	Make several plat revisions, including notes regarding Ordinance sections, dimensions, proposed service providers, etc. RESOLVED – See revised SPEX PLAT.
	Demonstrate that no existing structure greater than 40' is feasible; RESOLVED – see Attachment pages A-24 and A-25, revised Statement of Justification.
	Landscape buffer modification – provide note on Sheet 11; RESOLVED – see revised SPEX PLAT.
Transportation	Provide information regarding driveway and entrance that meet VDOT standards; RESOLVED – See SPEX PLAT.
	Confirm number of carriers, coordinate with owners of Greenway; RESOLVED – See Attachment pages A-35 and A-36.
Environment	Reforest a portion of the triangular piece of land near proposed monopole construction; RESOLVED – See Condition #1.

III. PLANNING COMMISSION REVIEW AND RECOMMENDATION

On March 24, 2010, the Planning Commission held a public hearing on the commission permit and special exception requests. There were no public comments, and the Commission discussed with the applicant the expected viability of the loblolly pine tree species detailed in the application. The applicant responded that this species should prosper in the soil conditions present at the site, and that they will work with the County Urban Forester during site plan review to install the species that will have the highest chance of survivability. The Commission voted 8-0-1 (Commissioner Syska absent) to approve the Commission Permit and forward that application to the Board for ratification, and to recommend that the Board of Supervisors approve the Special Exception, subject to the Conditions of Approval dated March 19, 2010, and based on the Findings included in this staff report. The Board of Supervisors must ratify the Commission Permit within 60 days of approval by the Planning Commission, which is May 24, 2010.

IV. FINDINGS FOR APPROVAL

Commission Permit

1. The proposed monopole and facilities are in conformance with the location policies of the Revised General Plan and the Strategic Land Use Plan for Telecommunications Facilities.

2. The proposed monopole would allow for seven (7) telecommunication providers, which generally conforms with the collocation policies of the Strategic Land Use Plan for Telecommunications Facilities, which supports the collocation of multiple providers unless doing so would create an unnecessary visual impact on the surrounding area or there is a physical justification as to why collocation is not possible.
3. The proposed monopole is consistent with the character and extent policies of the Revised General Plan and the Strategic Land Use Plan for Telecommunications Facilities and will not create an unnecessary visual impact on nearby properties or the Dulles Greenway provided that the telecommunication facility is constructed as proposed and the existing mature vegetation surrounding it is maintained as proposed.
4. The proposed monopole will not impact any elements of the Green Infrastructure as outlined in the Revised General Plan.
5. The proposed project will not directly impact area roads and the surrounding transportation network.

Special Exception

1. The proposed Special Exception, as conditioned, is consistent with the applicable policies of the Revised General Plan.
2. The application complies with the applicable requirements of the Revised 1993 Zoning Ordinance.

V. CONDITIONS OF APPROVAL

(March 19, 2010)

1. Substantial Conformance - The proposed Special Exception use, telecommunications monopole and related unmanned equipment structure(s), shall be developed in substantial conformance with Sheet Z-5 (8 of 11, Special Exception Plat), Sheet Z-7 (10 of 11, Equipment Location Plan and Monopole Elevation), and Sheet Z-8 (11 of 11, Landscape Plan) (collectively referred to as the "Plat"), of the plan set dated October 15, 2009 and revised through March 12, 2010 prepared by Entrex Communication Services, Inc., and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for the subject portion of PIN # 234-37-8457 (the "Property"), which is not owned by applicant, shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. Buffer Maintenance – A Type 3 landscape buffer, or existing vegetation approved in lieu of the required landscape buffer in conjunction with site plan review, will be maintained in good condition. Should any diseased, storm-damaged or dying vegetation on the Property need to be removed, and it is determined that the remaining buffer materials no longer meet the Type 3 landscape buffer requirement, the Applicant or its successors shall install plant materials to the equivalent of the required Type 3 landscape buffer standards.

3. Reforestation – The Applicant shall reforest the triangular shaped portion of the Property bounded by the Dulles Greenway, the east-bound access ramp, and Claiborne Parkway, excluding the areas of the monopole compound, the existing stormwater management facility, and the existing tree stand, as shown on the Plat. Existing scattered Eastern red cedar trees may be preserved and incorporated into the reforestation area. A reforestation plan consisting of loblolly pine bare-root seedlings shall be submitted to the County for review and approval, prior to site plan approval. The reforestation shall achieve a tree density of 500 trees per acre, including both planted and existing trees. There shall be no commitment on behalf of the Applicant or its successors for survivability following initial seedling planting provided that healthy seedlings are planted. The applicant shall obtain necessary permission from the owner of the property to be planted. In the event the owner refuses to grant permission, the applicant shall provide documentation of such refusal and, thereafter, shall not be required to submit the reforestation plan or perform the planting.

VI. PROJECT REVIEW

A. CONTEXT

The applicant, Community Wireless Structures, LLC, is requesting a Special Exception (SPEX) and Commission Permit (CMPT) to construct a 155' monopole and ground-mounted equipment shelter to accommodate a mobile telecommunication facility. The site is located south of the Dulles Greenway (Route 267) and east of Claiborne Parkway (Route 901) within the right-of-way for the road interchange at Exit 5 in Ashburn. The subject site is currently zoned Planned Development-Housing (PD-H3) under the Revised 1993 Loudoun County Zoning Ordinance. A Special Exception and Commission Permit are required for the proposed telecommunication use within the zoning district. The proposed use of the subject site for a telecommunication facility is subject to the general location and design policies outlined in the Revised General Plan and Strategic Land Use Plan for Telecommunications Facilities.

The proposed mobile telecommunication facility will have capacity for seven (7) wireless service providers, including T-Mobile and Clearwire. Two concrete pads with ground-mounted equipment will be located near the base of the monopole within a fenced compound (measuring 60' x 100') and lease area. Additional areas for future ground-mounted equipment cabinets have been reserved within the fenced compound. The equipment compound will be enclosed by an eight-foot, wooden, stockade fence over a chain link fence. The applicant is requesting a waiver of the Type 3 yard buffer requirement for the subject site in order to utilize the existing trees and vegetation in lieu of the Ordinance's prescribed plantings.

The applicant's Statement of Justification and Special Exception plat set contain extensively detailed information regarding the number, sizes, and location of the expected service providers on the proposed monopole – please see those documents for those specifics.

B. SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues. The applicant is in agreement with the Conditions of Approval dated March 19, 2010, which have been reviewed and approved to form by the County Attorney.

C. OVERALL ANALYSIS

COMPREHENSIVE PLAN

The site is located in the Ashburn Community within the Suburban Policy Area and is governed under the policies of the Revised General Plan (RGP), which designates this area for Business uses. The proposed use is specifically governed under the policies of the Strategic Land Use Plan for Telecommunications Facilities (*Telecommunications Plan*).

The purpose of a Commission Permit is to determine if the general location, character, and extent of the proposed use is in substantial accord with the Comprehensive Plan, pursuant to Section 6-1100 of the Revised 1993 Zoning Ordinance, which states that no public utility shall be constructed until the Planning Commission has approved the location, character, and extent as being substantially in accord with the Comprehensive Plan.

Location

The subject site at Exit 5 is located within the Suburban Policy Area and is planned for business and residential development. Being within the right-of-way of a limited access principal arterial road, development of a telecommunication use is supported by the Revised General Plan. The Telecommunication Plan policies establish a hierarchy of preferred locations for new commercial public telecommunication facilities in the County. The County's first preference is for new telecommunication facilities to collocate on existing buildings, towers, monopoles, water tanks, overhead utility transmission line structures and other tall structures where possible to minimize the need for new structures. The applicant adequately demonstrated that there were no existing structures tall enough within the desired coverage area for the network based on network coverage requirements. In such cases, the County prefers that new towers or monopoles be located in planned and zoned industrial and employment areas within the Suburban Policy Area subject to performance standards to mitigate visual impacts. Additionally, the County encourages the location of telecommunication facilities on light poles and other existing tall structures in the right-of-way of the Dulles Greenway and VDOT arterial roads.

As already noted, the site is within the right-of-way of the Dulles Greenway, between the east-bound travel lanes and the east-bound entrance ramp. The surrounding land uses are as follows:

- to the north and east: across the Greenway, a developed residential community, zoned PD-H4 per ZMAP 1985-0015 (Ashburn Farm); and
- to the south and west: a developed shopping center zoned PD-H3 per ZMAP 1986-0550 (Broadlands).

The proposed site was selected by the applicant to improve the quality of wireless coverage along a segment of the Dulles Greenway and to provide enhanced in-home service for the Broadlands and Ashburn Community where service currently exists as demonstrated by the submitted radio frequency ("RF") coverage maps. All of the major road interchanges within the Suburban Policy Area along the Dulles Greenway (Exits 3, 4, 6, & 7), with the exception of the

subject site, feature telecommunication facilities with monopoles ranging from 162 to 191 feet in height.



Design and Visual Impact

The Plan calls for design standards to mitigate the visual impacts of commercial public telecommunication facilities so as to “blend with the natural and built environment of the surrounding area.” The Plan directs that specific attention be paid to the setting, color, lighting, topography, materials, and architecture. Antennas and other telecommunication devices should be neutral in color to blend with the background, unless specifically required by the FAA to be painted or lighted otherwise. Accessory structures and equipment buildings should also blend with the surrounding environment through the use of appropriate color, texture of materials, scale, landscaping and visual screening.

The proposed telecommunication facility on the subject site would consist of a 150-foot monopole, with 5-foot lighting rods, and capacity to accommodate up to seven (7) telecommunications providers. Associated ground-mounted equipment cabinets would be located at the base of the monopole within a 6,000 square foot (60' x100') compound enclosed by an eight-foot, wooden stockade fence over a chain link fence, which would be further screened by the existing on-site vegetation.

The applicant submitted photo-simulations (see Attachment 6), and a tree survey report was submitted (see application documents on LMIS) that supported the retention of as much of the

existing trees and vegetation as possible in lieu of a landscape buffer. The visual impact created by the proposed monopole and equipment compound will be greatly minimized by this existing vegetation.



Buffering

Initially, staff and the applicant had extensive discussion about the proper means in which to go about providing the proper amount of landscape buffer, given that the Zoning Ordinance requires a Type 3 buffer (see Table 1 for specifics of a Type 3 buffer). The site contains a stand of mature native tree species which flourish in the poor, rocky soil; these ground conditions have, in past applications along the Greenway, proven to be inhospitable to the typical plant species (ie, evergreens) prescribed by the Ordinance (see Table 1).

Table 1. - Excerpt from Table 5-1414(B)

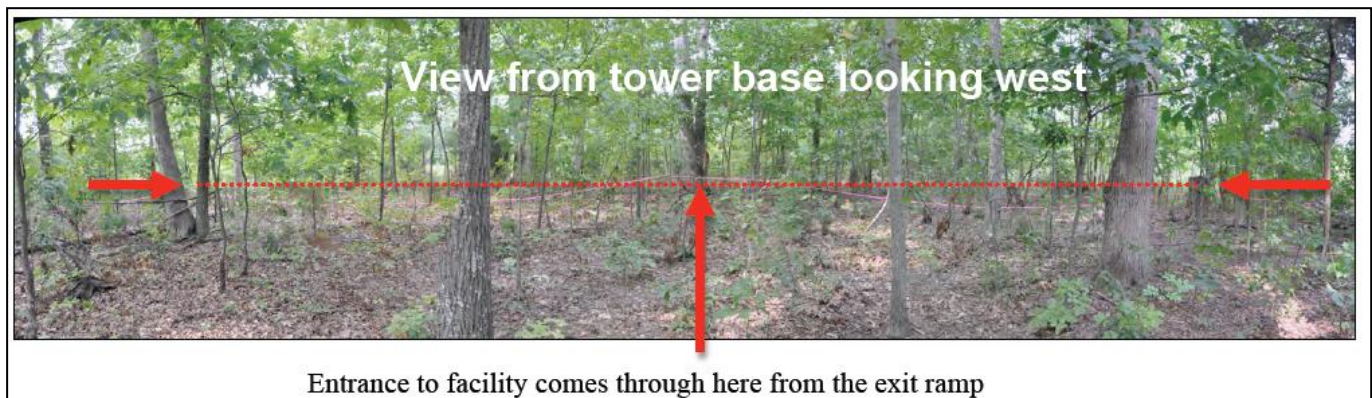
	<u>Required Plantings per 100 Lineal Feet of Property Line</u>									
	BUFFER TYPE 3									
	Canopy		Understory		Shrubs		Evergreen		Min. / Max. Width	
<i>Front</i>	3	4	3	3	20	20	0	0	20' / 30'	20' / 30'
<i>Side/Rear</i>	2	2	5	5	10	10	4	8	25' / 30'	25' / 30' *

* - Plus a six (6) foot fence.

As shown on Sheets 8 and 11 of the Plat set, the applicant has indicated where the required Type 3 buffer would be located. On Sheet 8 of 11 (Sheet Z-5, Special Exception Plat), Note #24 states that *“the applicant will provide the required Type 3 landscape buffer unless it is determined at Site Plan review that the existing vegetation will meet the Type 3 Landscape Buffer requirements”*. The appropriately prescribed buffer dimensions are provided on Sheets 8 and 11, and it is anticipated that as much of the existing tree stand in this area that can remain, will. The presence of such existing mature trees (white and red oak, hickory, white ash, eastern red cedar) and shrubbery may end up providing a superior vegetative buffer (compared to the Ordinance standards for new plantings) which will screen the equipment compound and base of the proposed monopole from motorists and help to mitigate the overall visual impact created by the proposed telecommunication facility on the surrounding commercial and residential areas.

Condition #1, Substantial Conformance, commits the applicant to this statement, and Condition #2 commits the applicant to maintaining the buffer to the equivalent of the Type 3 standards. With those commitments, there are no issues regarding buffering of the site.

Below is an image from the noted tree study, showing the extent of the existing trees and understory in the spot where the entrance drive to the compound would be located.



SAFETY AND HEALTH

Plan policies state “an applicant or its successors shall remove all unused structures and facilities from a commercial public telecommunications site, including towers and monopoles, within 90 days of cessation of commercial public telecommunications use or the expiration of the lease, whichever occurs first, and the site should be restored as closely as possible to its original condition.” The applicant’s Special Exception plat (Sheet 8, or Z-5, of the plat set) contains note #21, which commits to doing the above.

The Department of Fire, Rescue, and Emergency Management reported that the nearest responding site would be the Moorefield Station 23, with a maximum travel response time of 3 minutes and 52 seconds. The County Health Department had no objections to approval of the application.

GREEN INFRASTRUCTURE

The Revised General Plan places a priority on preserving Green Infrastructure, which is a collection of natural, cultural, heritage, environmental, protected, passive and active resources that will be integrated in a related system. This includes stream corridors, vegetative landscapes, wildlife and endangered species habitats, and heritage resources. Development should take place around these elements, incorporating them into the design of a site. Such an approach places a priority on preserving both sensitive environmental and man-made features.

The existing condition of the proposed area of Special Exception (which totals 16,461 SF) is a mostly flat, naturally wooded area that was likely disturbed to some degree during the engineering and construction of the Greenway. Several native trees are growing there, as noted in the buffer discussion. Construction of the 6,000 SF compound area would be done within this stand of trees, and may include some grading and filling.

TRANSPORTATION

Telecommunications facilities such as the proposed monopole generate a total of two (2) vehicle trips per carrier per month for maintenance purposes. Based on the submitted materials, a total of seven (7) carriers would have a presence at this facility, equating to fourteen (14) vehicle trips per month. The applicant adequately addressed the staff comment regarding the future expansion plans of the Greenway by the owner; the compound area that would contain the monopole is out of any future expansion areas, and the Greenway ownership is fully aware, and in support, of this application. No transportation impacts are expected from this application, and there are no issues.

ZONING

The subject property is governed by the Revised 1993 Zoning Ordinance, and the site at Exit 5 is zoned PD-H3, while the entire parcel that makes up the Dulles Greenway is made up of many different zoning districts (see Attachment 2, Statement of Justification for detail). The buffering requirements per Section 5-1414(B), as previously noted, are being handled with the plat note and Condition #2. All comments from Zoning Administration were addressed by the applicant, and there are no issues remaining.

D. ZONING ORDINANCE CRITERIA FOR APPROVAL

Section 6-1310 of the Loudoun County Zoning Ordinance states "In considering a special exception application, the following factors shall be given reasonable consideration. The applicant shall address all the following in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by this Ordinance":

Below is Staff's analysis of these criteria; see the Applicant's Statement of Justification (Attachment 2) for their response.

(A)Standard *Whether the proposed special exception is consistent with the Comprehensive Plan.*

Analysis The proposed use is consistent with the Revised General Plan and the

Telecommunications Plan policies for the Suburban Policy area. Any anticipated impacts have been adequately mitigated through Conditions of Approval.

- (B) Standard *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

Analysis All applicable fire hazards will be addressed at the time of site plan and building permit review.

- (C) Standard *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.*

Analysis No noise impacts are expected to be generated from the proposed monopole and compound area.

- (D) Standard *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.*

Analysis No new exterior lighting is being proposed with the application; only emergency lighting on the telecommunications cabinets within the fenced compound would be installed.

- (E) Standard *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

Analysis The area of Special Exception is within the right-of-way of the Dulles Greenway, with the Greenway immediately to the north and east and the eastbound access ramp to the south and west.

- (F) Standard *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.*

Analysis The applicant is committed to plant the required Type 3 buffers, unless at the time of site plan it is deemed that some or all of the existing vegetation would do a better job of screening the proposed fence telecommunications compound.

- (G) Standard *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.*

Analysis The proposed 16,461 SF area of special exception for the monopole use will occur on a mostly flat, vegetated area that was previously disturbed to some degree with the development of the roadway.

- (H) Standard *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*

Analysis The area of special exception was previously disturbed to some degree with the development of the Greenway. There is a mixed stand of hardwood and eastern cedar trees; the comprehensive stormwater management system of the Greenway

would be utilized; no expected impacts on air quality will be directly attributed by the development of the fenced compound. Any land disturbance will be regulated by the Facilities Standards Manual (FSM) regarding erosion and sedimentation.

- (I) Standard *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

Analysis The proposed monopole will create space for new telecommunications providers, providing new and expanded services to County residents.

- (J) Standard *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.*

Analysis The traffic proposed from the use is minimal and can be accommodated by the existing road network.

- (K) Standard *Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.*

Analysis Not applicable.

- (L) Standard *Whether the proposed special exception will be served adequately by essential public facilities and services.*

Analysis The proposed use will be served by existing utilities already provided on-site.

- (M) Standard *The effect of the proposed special exception on groundwater supply.*

Analysis No effects on the groundwater supply are expected.

- (N) Standard *Whether the proposed use will affect the structural capacity of the soils.*

Analysis The proposed use is not anticipated to create any negative impact on the structural capacity of the soils. Grading and construction will adhere to all requirements of the Facilities Standards Manual through the site plan process.

- (O) Standard *Whether the proposed use will negatively impact orderly and safe road development and transportation.*

Analysis Once constructed, the minimal traffic impact of the use can easily be handled by the existing road network.

- (P) Standard *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.*

Analysis The proposed monopole and compound area will allow for additional telecommunication service providers, which will provide tax revenue to the County, and will support economic development in general by improving service and expanding the telecommunications options in the area.

(Q) Standard *Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.*

Analysis The Property is not currently used agriculturally; the proposed use would improve communication options and abilities for businesses near the property.

(R) Standard *Whether adequate on and off-site infrastructure is available.*

Analysis There is adequate on-site infrastructure to serve the monopole and compound area.

(S) Standard *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

Analysis There are no odors anticipated from the monopole and compound area.

(T) Standard *Whether the proposed special exception uses provide sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

Analysis The area of special exception is within the Greenway right-of-way and no impacts from construction traffic on neighborhoods or schools is anticipated.

VII. ATTACHMENTS		PAGE #
1. Review Agency Comments		
a. Planning, Comprehensive Planning	(02/18/10, 12/07/09)	A-01
b. Planning, Community Information Outreach	(12/10/09)	A-07
c. Building and Development, Zoning Administration	(02/01/10, 11/30/09)	A-08
d. Building and Development, Environmental Review Team	(01/11/10, 12/03/09)	A-11
e. Fire, Rescue, and Emergency Services	(12/15/09)	A-14
f. Health Services, Environmental	(11/05/09)	A-15
g. Virginia Department of Transportation	(01/19/10, 11/25/09)	A-16
h. Office of Transportation Services	(02/18/10, 12/18/09)	A-18
2. Applicant's Statement of Justification	(revised February 18, 2010)	A-23
3. Applicant's Response to Referral Comments	(02/19/10, 01/13/10)	A-33
4. Reaffirmation of Disclosure of Real Parties in Interest Affidavit	(signed 04/21/10)	A-41
5. Disclosure of Real Parties in Interest	(signed 02/22/10)	A-43
6. Applicant Submission – Photosimulations		A-103
7. Applicant Submission – Aerial Photograph of Site		A-108
Special Exception Plat Set	(revised 03/12/10)	Attached